

# OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, August 6, 2015

Gainesville

**12675 Pasco**

**Payne, Applicant**

**Barwick, Agent**

## STATUTE/RULE CITATION:

64E-6.001(4)(f), FAC - Commercial sewage flow increase without system upgrade (existing system requested, current standards required)

**RECOMMENDATION: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-2 HBI-Y REI-1 ENG-Y) Health Officer: P**

Approved subject to the following conditions:

The applicant shall obtain and maintain an annual onsite sewage treatment and disposal system operating permit in accordance with subsection 64E-6.003(5), FAC.

There shall be no more than 25 single service seats.

**12710 Alachua**

**Munson, Applicant**

**Moore, Agent**

## STATUTE/RULE CITATION:

381.0065(4)(e)1., FS - Setback to private potable well (50 ft requested, 75 ft required)

64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS

64E-6.005(2), FAC - Setback to property line/building foundation (2 ft requested, 5 ft required)

64E-6.006(2), FAC - Separation of drainfield above SHWT (12 in requested, 24 in required)

64E-6.005(4)(a), FAC - Inadequate unobstructed area available

**RECOMMENDATION: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-1 HBI-2 REI-Y ENG-Y) Health Officer: P**

Approved subject to the following conditions:

The system shall be installed so that the bottom of the drainfield is no less than sixteen inches above the water table elevation at the wettest season of the year.

The applicant shall conduct a water quality clearance of the well water by obtaining satisfactory analysis results for total coliform and nitrate, using an approved method performed by a DOH-

It is recommended that these analysis be repeated annually. All sample results shall be submitted to the Florida Department of Health in Alachua County within five days of receipt.

If the results are unsatisfactory and/or exceed the Maximum Containment Level (MCL) adopted by the Florida Department of Health in Chapter 64E-8, FAC,

corrective measures must be immediately taken to correct the water quality.

**12715 Marion**

**SBI Group LLC, Applicant**

**Drake Construction Services,**

**Inc., Agent**

## STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.25 ac, 85 ft requested, 0.5 ac, 100 ft required)

**RECOMMENDATION: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-2 REI-Y ENG-1) Health Officer: P**

Approved subject to the following conditions:

The single-family residence shall be connected to the public drinking water system within 180 days of notification of the availability of such a system.

This variance applies only to the lot size requirements of s. 381.0065(4)(a), FS. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a), FS.

**12716 Volusia  
Agent**

**Beagling, Applicant**

**Woody's Septic Tank Service,**

**STATUTE/RULE CITATION:**

64E-6.015, Table V, FAC - Setback to irrigation well (21 ft requested, 25 ft required)

**RECOMMENDATION: Variance Committee: A (SHO-N CHD-Y DEP-Y STI-Y HBI-2 REI-1 ENG-Y)**

**Health Officer: A**

Approved

**12717 Sarasota  
Agent**

**Fortson Homes LLC, Applicant**

**L & T Engineering Group, Inc.,**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to private potable well (60 ft requested, 75 ft required)

64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS

64E-6.005(4)(a), FAC - Inadequate unobstructed area available

**RECOMMENDATION: Variance Committee: T (SHO-N CHD-N DEP-Y STI-1 HBI-Y REI-2 ENG-Y)**

**Health Officer: T**

Tabled and asked to provide the following information

Alternative onsite sewage treatment and disposal system designs such as a conventional treatment system rather than an ATU system. Please contact this office to discuss alternatives.

**12718 Sarasota  
Agent**

**Alexander, Applicant**

**L & T Engineering Group, Inc.,**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to private potable well (65 ft requested, 75 ft required)

64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS

64E-6.005(4)(a), FAC - Inadequate unobstructed area available

**RECOMMENDATION: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-1 HBI-2 REI-Y ENG-Y)**

**Health Officer: P**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall be set back from the private drinking water wells by the maximum distance attainable but not less than 65 feet when installed.

Following well construction, the applicant shall conduct an initial water quality clearance of the well water by obtaining satisfactory analysis results for total coliform and nitrate, using an approved method performed by a DOH-certified laboratory.

It is recommended that these analysis be repeated annually. All sample results shall be submitted to the Florida Department of Health in Sarasota County within five days of receipt.

If the results are unsatisfactory and/or exceed the Maximum Containment Level (MCL) adopted by the Florida Department of Health in Chapter 64E-8, FAC, corrective measures must be immediately taken to correct the water quality.

**12719 Charlotte**

**Wilson, Applicant**

**STATUTE/RULE CITATION:**

64E-6.015, Table V, FAC - Separation of drainfield above SHWT (0 inches requested, 6 inches required)

**RECOMMENDATION: Variance Committee: O (SHO- CHD- DEP- STI- HBI- REI- ENG-)**

**Health Officer: O**

Took no action because:

On August 3, 2015, Shawn Wilson from the Florida Department of Health in Charlotte County contacted this office and indicated that no variance was necessary. You are advised to contact the county health department regarding a refund of your variance application fee and to determine what needs to be done to obtain your onsite sewage treatment disposal system construction permit.

**12720 Lake Homes in Partnership, Applicant Sauer Septic, Agent**  
**STATUTE/RULE CITATION:**

381.0065(4)(e)2., FS - Setback to a public well producing >2000 gpd (160 ft requested, 200 ft required)

64E-6.005(1)(c), FAC - Same as 381.0065(4)(e)2., FS

64E-6.005(4)(a), FAC - Inadequate unobstructed area available

**RECOMMENDATION: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-2 REI-1 ENG-Y) Health Officer: P**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall be set back from the public drinking water well by the maximum distance attainable but not less than 160 feet when installed.

**12721 Volusia Halifax River Partners, LLC, Riverwalk Marina, LLC, Agent**  
**Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2., FS - Setback to surface water body (41 ft requested, 50 ft required)

**RECOMMENDATION: Variance Committee: A (SHO-Y CHD-N DEP-Y STI-2 HBI-1 REI-Y ENG-Y) Health Officer: A**

Approved

**12722 Hernando Yeager, Applicant Yeager, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)2., FS - Setback to a public well producing >2000 gpd (110 ft requested, 200 ft required)

64E-6.005(1)(c), FAC - Same as 381.0065(4)(e)2., FS

64E-6.005(4)(a), FAC - Inadequate unobstructed area available

**RECOMMENDATION: Variance Committee: T (SHO-1 CHD-Y DEP-2 STI-Y HBI-N REI-N ENG-N) Health Officer: T**

Tabled and asked to provide the following information

Alternative locations on the property to maximize the setback to the public drinking water well.

The well completion reports for wells FLUW #AAC3439 and FLUW #AAC3440 owned by Hernando County.

Alternative drainfield products and/or designs to maximize the setback to the public drinking water well.

**12723 Hillsborough Selby, Matthew, & Alexis, Soil & Site Consultants, LLC,**  
**Applicant Agent**

**STATUTE/RULE CITATION:**

64E-6.005(2), FAC - Setback to building (2 ft requested, 5 ft required)

**RECOMMENDATION: Variance Committee: A (SHO-Y CHD-Y DEP-Y STI-Y HBI-1 REI-2 ENG-Y) Health Officer: A**

Approved

**12724 Orange**

**Daley, Applicant**

**STATUTE/RULE CITATION:**

64E-6.015, Table V, FAC - Setback to surface water body (30 ft requested, 50 ft required)

64E-6.015(6)(b), FAC - Inadequate drainfield size (700 sf requested, 1167 sf required)

**RECOMMENDATION: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-2 REI-1 ENG-Y) Health Officer: P**

Approved subject to the following conditions:

The maximum amount of drainfield shall be installed meeting the 30-foot setback to the surface water body.

**12725 Palm Beach**

**Martin, Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(e)4., FS - Setback to irrigation well (32 ft requested, 50 ft required)

64E-6.005(1)(d), FAC - Same as 381.0065(4)(e)4., FS

64E-6.005(4)(a), FAC - Inadequate unobstructed area available

**RECOMMENDATION: Variance Committee: A (SHO-1 CHD-Y DEP-Y STI-2 HBI-Y REI-Y ENG-Y) Health Officer: A**

Approved

**12726 Martin**

**Mo-Fun Investments LLC,**

**Lee, Agent**

**Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (74 ft requested, 100 ft required)

64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

**RECOMMENDATION: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-2 HBI-Y REI-Y ENG-1) Health Officer: P**

Approved subject to the following conditions:

The applicant shall obtain and maintain an annual operating permit for the limited-use drinking water system. In addition, the applicant shall increase the analysis frequency for nitrate to an a basis for a period of three years.

Thereafter, if the nitrate results are satisfactory and have not shown an increase, the applicant shall follow the minimum required sampling frequencies required by Chapter 64E-8, FAC.

The applicant must meet all other requirements for limited use public water systems in accordance with Chapter 64E-8, FAC.

**12727 Martin**

**Hough Investment Properties**

**Jeffrey K. Nelson Septic**

**LLC, Applicant**

**Service, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (78 ft requested, 100 ft required)

64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

**RECOMMENDATION: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-2 HBI-Y REI-Y ENG-1) Health Officer: P**

Approved subject to the following conditions:

The applicant shall obtain and maintain an annual operating permit for the limited-use drinking water system. In addition, the applicant shall increase the analysis frequency for nitrate to an a

basis for a period of three years.

Thereafter, if the nitrate results are satisfactory and have not shown an increase, the applicant shall follow the minimum required sampling frequencies required by Chapter 64E-8, FAC.

The applicant must meet all other requirements for limited use public water systems in accordance with Chapter 64E-8, FAC.

**12728 Duval**

**Rady, Applicant**

**Reedy, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to private potable well (61 ft requested, 75 ft required)

64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS

381.0065(4)(g)2., FS - Setback to surface water body (32 ft requested, 50 ft required)

64E-6.005(2),FAC - Setback to building (2 ft requested, 5 ft required)

64E-6.005(4)(a), FAC - Inadequate unobstructed area available

**RECOMMENDATION: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-2 HBI-1 REI-Y ENG-Y) Health Officer: P**

Approved subject to the following conditions:

Following well construction, the applicant shall conduct an initial water quality clearance of the well water by obtaining satisfactory analysis results for total coliform and nitrate, using an approved method performed by a DOH-certified laboratory.

It is recommended that these analysis be repeated annually. All sample results shall be submitted to the Florida Department of Health in Duval County within five days of receipt.

If the results are unsatisfactory and/or exceed the Maximum Containment Level (MCL) adopted by the Florida Department of Health in Chapter 64E-8, FAC, corrective measures must be immediately taken to correct the water quality.

**12729 Charlotte**

**Virgin Serenity LLC, Applicant**

**Dameff, Agent**

**STATUTE/RULE CITATION:**

64E-6.001(4)(f), FAC - Commercial estab >20% domestic flow increase without upgrade (existing system requested, current standards required)

**RECOMMENDATION: Variance Committee: P (SHO-1 CHD-Y DEP-Y STI-Y HBI-Y REI-Y ENG-2) Health Officer: P**

Approved subject to the following conditions:

Should the onsite sewage treatment and disposal system fail to function in a sanitary manner, the system shall be replaced with a system meeting standards for new systems in effect at the time of the system failure.

**12730 Dade**

**Caudle, Applicant**

**Hurst, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(i), FS - System likely to dispose of hazardous/toxic/industrial waste (Ind, tox, haz waste requested, Domestic, Commercial required)

**RECOMMENDATION: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-2 REI-1 ENG-Y) Health Officer: P**

Approved subject to the following conditions:

The applicant shall obtain and maintain an annual onsite sewage treatment and disposal system operating permit in accordance with subsection 64E-6.003(5), FAC.

**12731 Orange**

**Universal Furniture Plaza,**

**A&L Septic Tank Products,**

**Applicant**

**Inc., Agent**

**STATUTE/RULE CITATION:**

64E-6.001(4)(f), FAC - Commercial estab >20% domestic flow increase without upgrade (existing system requested, current standards required)

**RECOMMENDATION: Variance Committee: O (SHO- CHD- DEP- STI- HBI- REI- ENG-)** Health Officer: O

Took no action because:

A publicly owned or investor-owned sewerage system is available to this property based on 381.0065(2)(a)2., FS.

The department does not have the authority to grant variances to the requirement to connect to the available publicly owned or investor-owned sewerage system. This limitation on the authority to issue permits is contained in s. 381.0065(1), FS.

The department may grant variances to the provisions of s. 381.0065, FS, but may not expand its jurisdiction or authority beyond that granted in law.

However, the sewer utility may, with the approval of the department, waive the requirement of mandatory onsite sewage disposal connection if it determines that such connection is not required in the public interest due to public health considerations.

**12732 Pasco  
Agent**

**Kucevic, Applicant**

**Soil & Site Consultants, LLC,**

**STATUTE/RULE CITATION:**

64E-6.001(4)(f), FAC - Commercial sewage flow increase without system upgrade (existing system requested, current standards required)

64E-6.001(4)(c), FAC - Addition exceeds authorized lot sewage flow (1800 gpd requested, 675 gpd required)

64E-6.005(2), FAC - Setback to building (2 ft requested, 5 ft required)

**RECOMMENDATION: Variance Committee: D (SHO-2 CHD-Y DEP-Y STI-Y HBI-Y REI-Y ENG-1)** Health Officer: D

Failure to satisfy the department that:

The proposed facility is too large for the volume of sewage the lot can handle on-site.

Although the Pasco County Utilities has no objection to the continued use of an onsite system on the property, the department has determined that connection is required in the public interest due to public health considerations.

Each of the above facts and conclusions, standing alone, is sufficient grounds for denial of your variance request.

The variance proposal would create a likelihood that the onsite system discharge may adversely affect the health of the applicant or the public and may significantly degrade the groundwater.

**12733 Brevard  
Agent**

**Bovis, Applicant**

**Ramage Septic Service, Inc.,**

**STATUTE/RULE CITATION:**

381.0065(4)(b), FS - Estimated sewage flow exceeds 2500 gpd/acre (2460 gpd requested, 1300 gpd required)

64E-6.001(4)(f), FAC - Commercial sewage flow increase without system upgrade (existing system requested, current standards required)

64E-6.014(5)(b), FAC - Inadequate space to split and separate drainfields (6 ft requested, 10 ft required)

**RECOMMENDATION: Variance Committee: A (SHO-Y CHD-Y DEP-Y STI-2 HBI-Y REI-Y ENG-1)** Health Officer: A

Approved